

STREET NAME & TRAFFIC SIGN SCHEDULE

(A)	GRAMERCY PL.	11500
(B)	AZUL CT.	5300
(E)	R1 30" (OCTAGON)	
(C)	W53 24"	

INSTALL PER C/R STD DWGS. No. 602A & 606.

TREE PLANTING NOTES

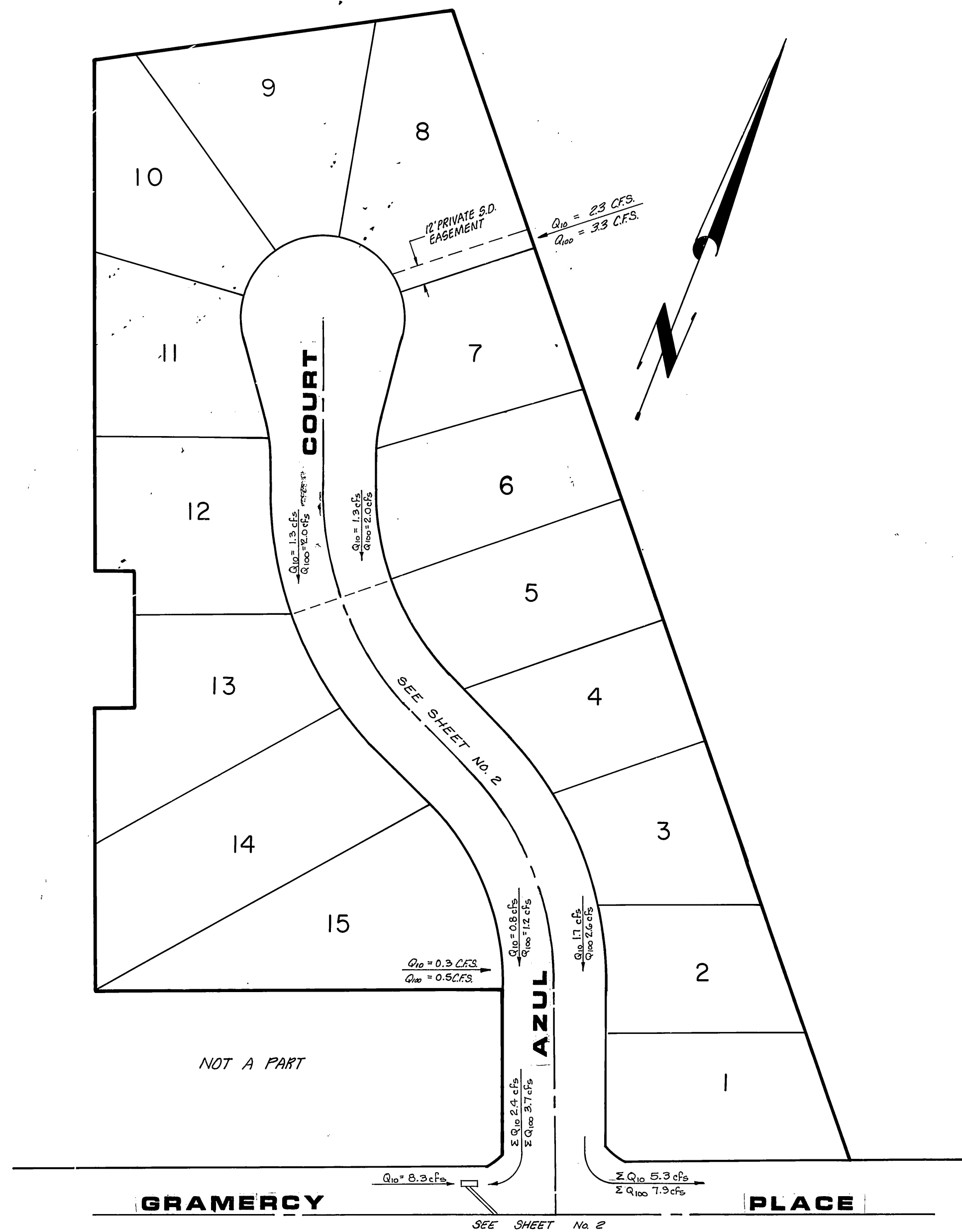
- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required: 2) when planting locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/relocating trees, c) after planting and all other indicated or specific work has been completed for start of maintenance, and d) at end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Gramercy Pl.	Pyrus Calleryana 'Bradford'	15 Gal.	50 Ft.	2
b. Azul Court	Cinnamomum Camphora/ Camphor Tree	15 Gal.	50 Ft.	23

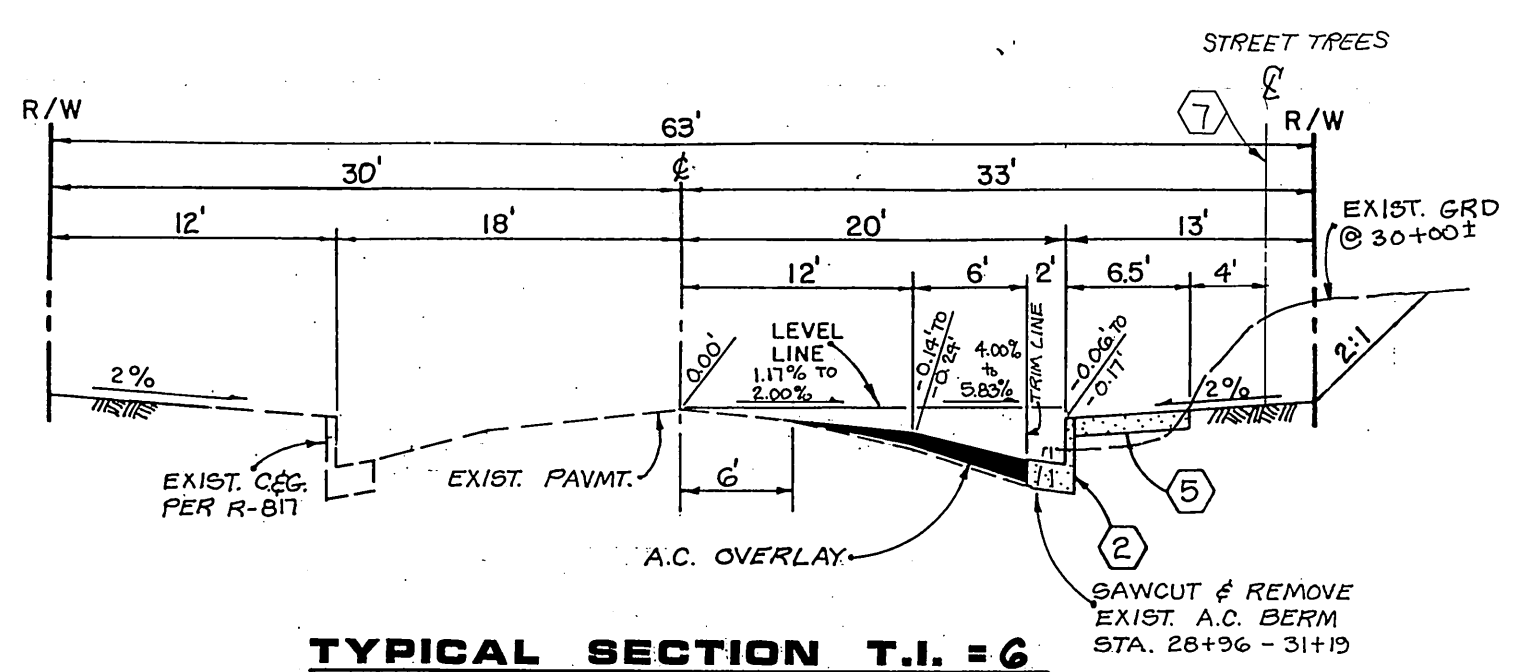
- A Public Works Department permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

GENERAL NOTES

- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1982 Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Private Engineer estimates overlay to be 20 tons.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
- Curb and gutter shall be staked with 3' offsets at 25' intervals.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- All traffic signs shall be installed prior to opening the streets to traffic.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- See "Street Lighting Plans" for quantity and location of required street lights.
- All flagged elevations shall be staked in the field by the private engineer.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- In residential areas 6"x6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- "On all areas within the public right of way where the fill is one (1) foot or greater, a letter will be required from the Soils Engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has provided an inquiry identification number by U.S.A.
- The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- Notice to Contractor: The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.



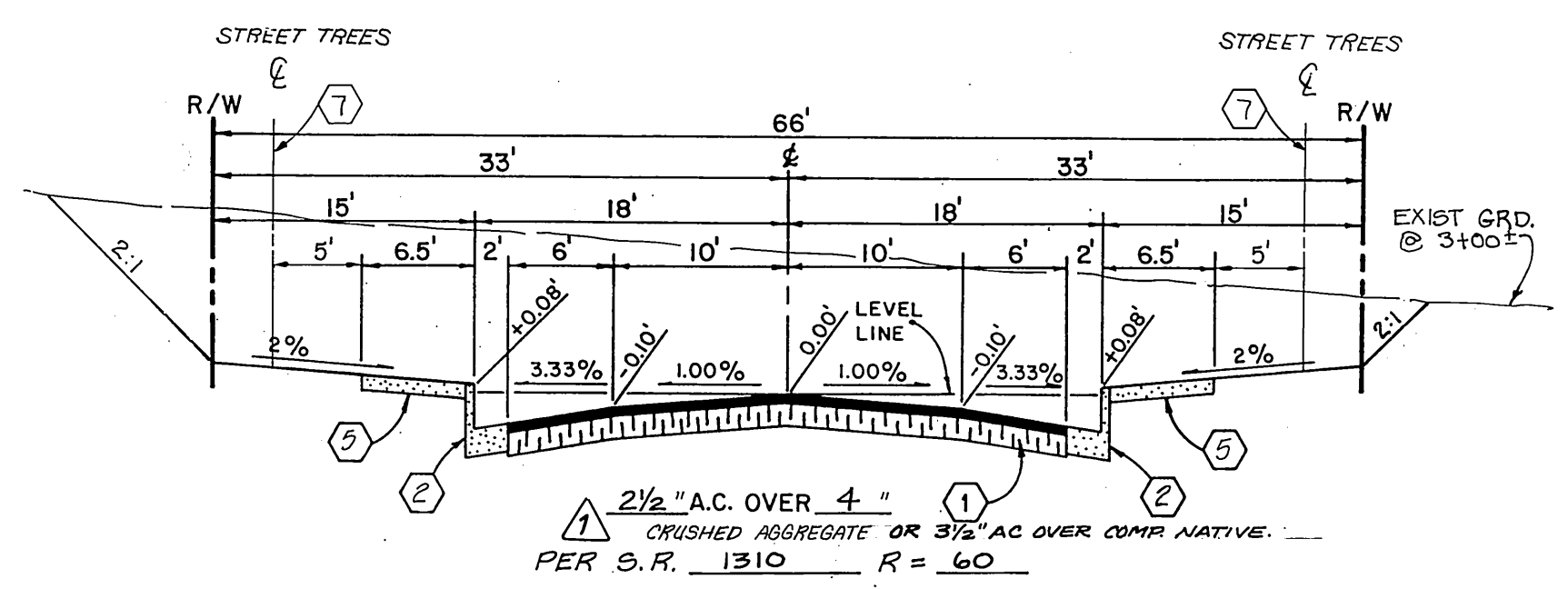
INDEX MAP & FLOW CHART
SCALE: 1" = 60'



TYPICAL SECTION T.I. = 6
NO SCALE
GRAMERCY PLACE

CROSS FALL CHART

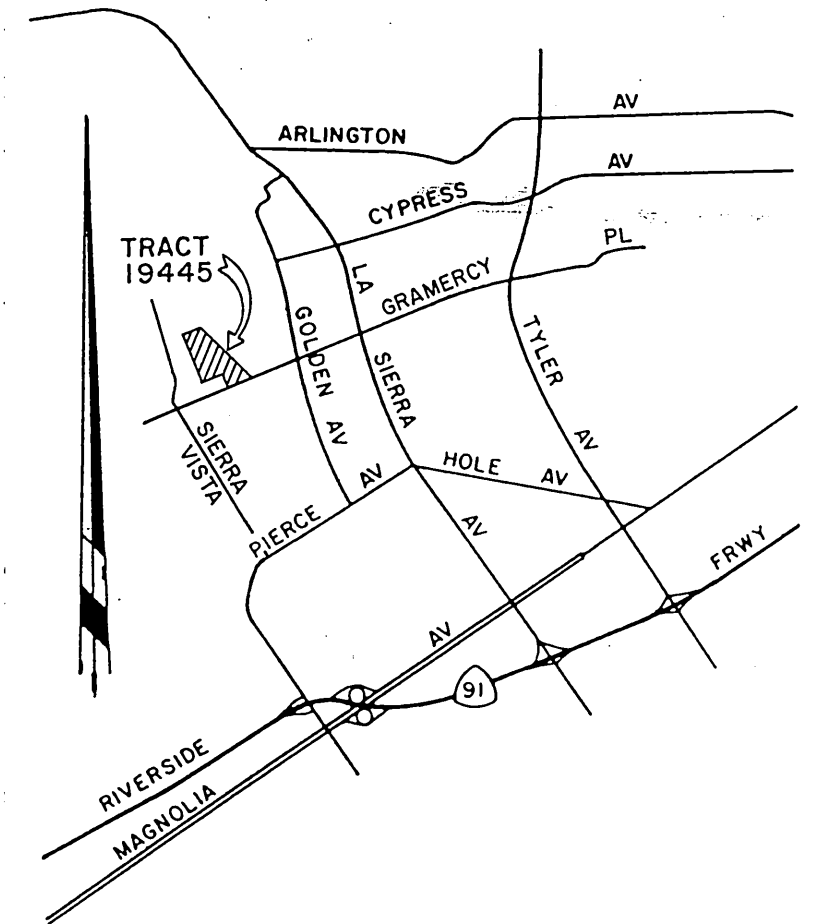
STA.	E	DRIVING 12'	PAVING 6'	REMARKS	
29+50	Exist.	(-1.50%)	(-5.33%)	(-5.50%)	OVERLAY FROM G'RT.
	Prop.	"	-1.50%	-5.83%	
30+00	Exist.	(-1.67%)	(-4.33%)	(-4.50%)	OVERLAY FROM G'RT.
	Prop.	"	-1.67%	4.00%	
30+50	Exist.	(-2.00%)	(-5.00%)	(-3.75%)	OVERLAY FROM G'RT.
	Prop.	"	-2.00%	-5.48%	
31+00	Exist.	(-1.17%)	(-4.00%)	(-3.00%)	REMOVE & REPLACE FROM 12' RT.
	Prop.	"	"	-5.82%	



TYPICAL SECTION T.I. = 5
NO SCALE
AZUL COURT

CONSTRUCTION NOTES

- Construct A.C. pavement over crushed aggregate base per typical section.
- Construct curb and gutter per Std. Dwg. No. 200 (Type I) 6" C.F.
- Construct catch basin per city Std. Dwg. No. 405
- Construct wheelchair ramp per Std. Dwg. No. 304
- Construct curb sidewalk per Std. Dwg. No. 325
- Construct under sidewalk drain per Std. Dwg. No. 411
- Plant street trees per City of Riverside Parks and Recreation Dept. Standards.
- Construct Junction Structure No. 4 (Case 1) per Std. Dwg. No. 423



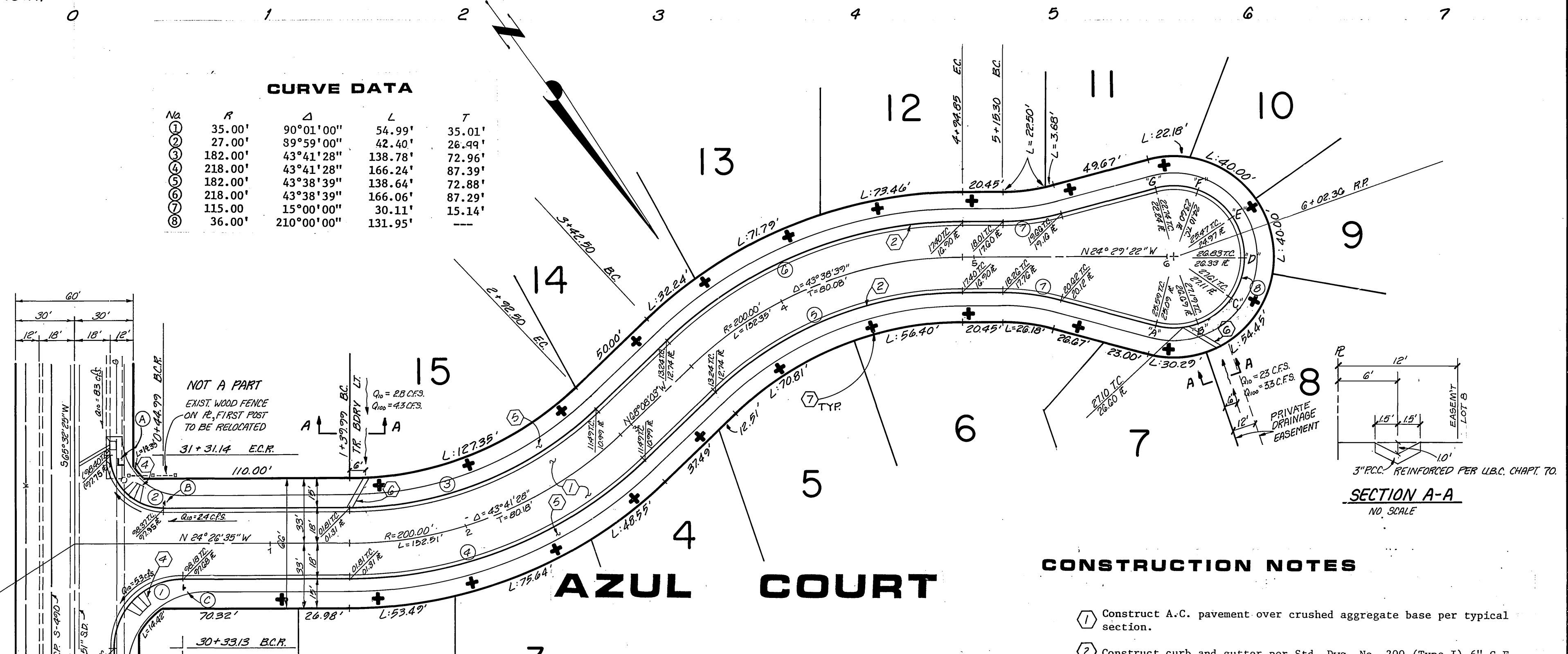
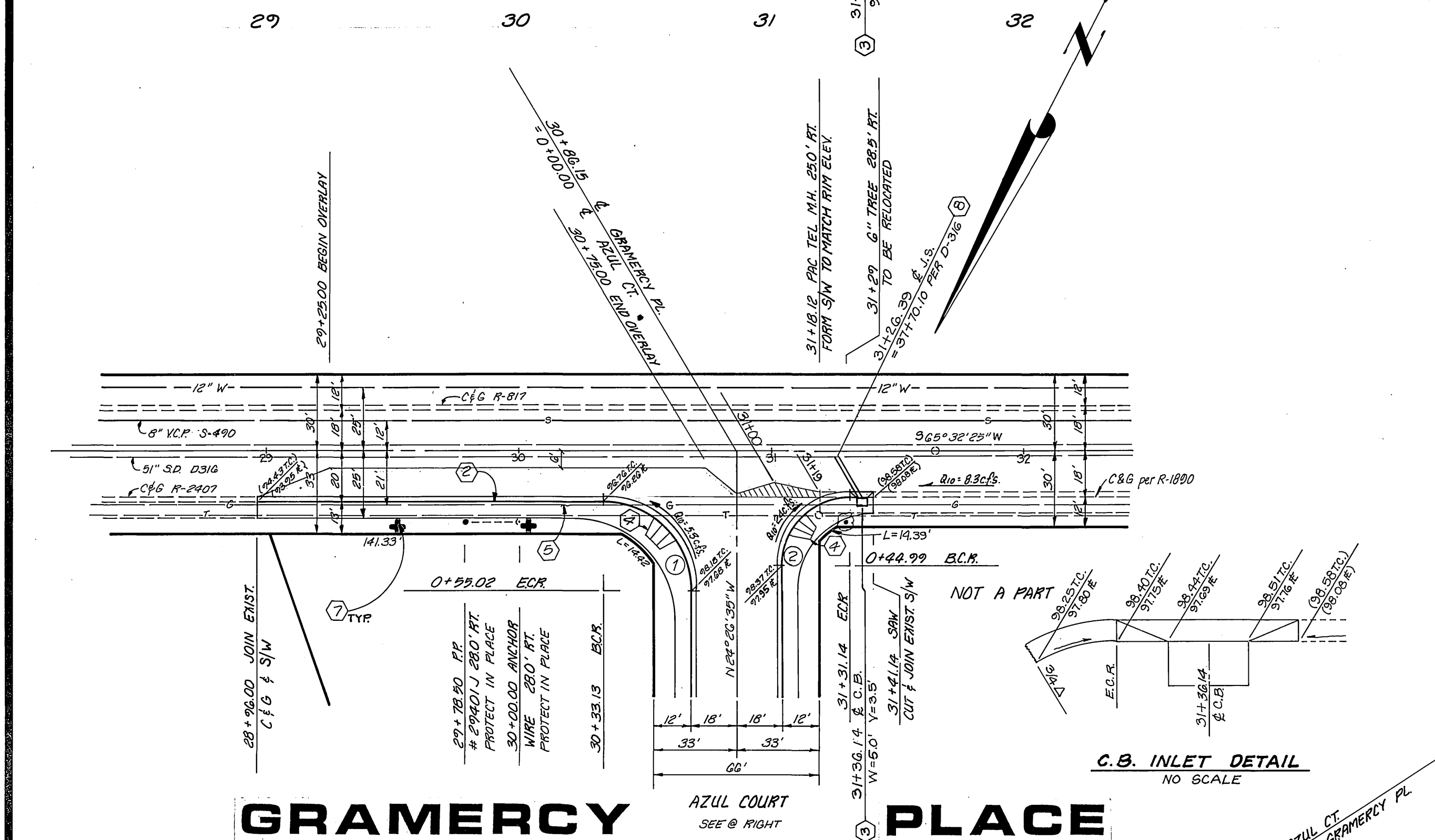
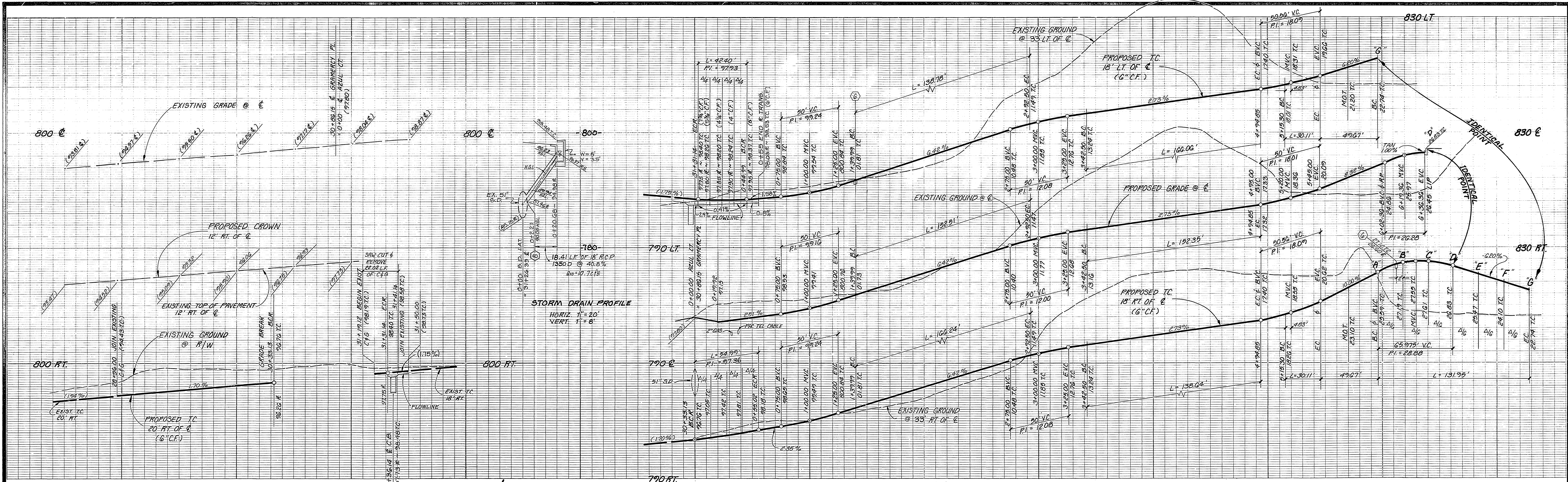
VICINITY MAP
NO SCALE

BENCH MARK
Brass disc stamped (P1-A) in 12" dia. concrete monument between curb return & sidewalk at S.W. 1/4 corner of Sierra Vista Avenue & Gramercy Place F.B. 739/37
ELEV. 806.587

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92504
11200 S. MT. VERNON AVE. COLTON, CAL.
APPROVED BY: *J. W. Canty* 1/18/84
R.E. No. 175501 DATE
W.O. & F.B. 83-7921 FOR: MAUFMAN & BROAD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 1/18/84
PRINCIPAL ENGINEER: *[Signature]* DATE: 1/18/84
TRAFFIC DIVISION: *[Signature]* DATE: 1/18/84
CHIEF P. W. ENGR. DATE: 1/18/84

"TITLE SHEET"
STREET IMPROVEMENT PLANS
TRACT 19445
HORIZ. SCALE: 1" = VERT. SCALE: 1" =
PROJECT NO. **A-2589**
SHEET **1** OF **2**
FILE NO. 83-7921 (H)



GRAMERCY PLACE

AZUL COURT

CONSTRUCTION NOTES

BENCH MARK

LEGEND

CURVE DATA

SECTION A-A

PACIFIC TELEPHONE APPROVED BY: PUBLIC IMPROVEMENT ENGINEER DATE	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: DATE 1-26-84 CHIEF UTILITIES ENGINEER, ELECTRICAL	CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION APPROVED BY: DATE 1/26/84 CHIEF UTILITIES ENGINEER, ELECTRICAL	CITY OF RIVERSIDE Domestic System APPROVED BY: DATE 1/26/84 CHIEF UTILITIES ENGINEER WATER	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS SURVEYORS PLANNERS 3426 TENTH STREET RIVERSIDE, CAL. APPROVED BY: R.E. No. 17550 DATE 1/18/84 W.O. & F.B. 71-721 FOR: KAUFMAN & BROAD	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR. DATE 1/26/84	STREET PLAN & PROFILE TRACT 19445 GRAMERCY PLACE (STA 28+96 TO STA 31+31.13) AZUL COURT HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' PROJECT NO. R-2589 2 OF 2 SHEET FILE NO. 83-7921 (M)
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